

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 21, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District

ABSENT: Ronald W. Koch, Sully District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Alcorn reminded the Commission that there would be two Outreach meetings, the first on Saturday, April 6, 2002 at 9:00 a.m. for information purposes and the second on Tuesday, April 16, 2002 at 7:00 p.m. to dialogue with the community, regarding proposed revisions to the Development Criteria in the Policy Plan. He noted that both meetings would take place in Conference Rooms 4 and 5 of the Government Center and added that all interested parties were encouraged to attend.

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Commissioner Smyth, Chairman of the Policy and Procedures Committee, noted that proposed revisions to affidavit submission procedures had been distributed and said she intended to seek approval of them by the Planning Commission on Thursday, April 4, 2002.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON 2232-D01-17 AND SE-01-D-023, COMMUNITY WIRELESS STRUCTURES II, LLC, BE DEFERRED TO A DATE CERTAIN OF APRIL 25, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON APR-01-II-40M BE FURTHER DEFERRED TO A DATE TO BE DETERMINED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Commissioner DuBois noted that the Capital Improvement Program (CIP) Committee met this evening and that markup on the CIP for FY-2003-2007 was scheduled for April 4, 2002. She requested that Commissioners provide their input, if any, to her by the close of business Monday, March 25, 2002.

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PCA-1996-HM-046 - T.N.T. CONSTRUCTION COMPANY

FDPA-1996-HM-046 - T.N.T. CONSTRUCTION COMPANY (Decision Only)

(The public hearing on this application was held on March 14, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-1996-HM-046, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED MARCH 14, 2002.

Commissioner DuBois seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1996-HM-046, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 26, 2002, FOUND IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner DuBois seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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RZ-2001-SP-043 - CENTEX HOMES

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF RZ-2001-SP-043.

Commissioners Kelso and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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FS-D02-1 - NEXTEL COMMUNICATIONS - 1551 Trap Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS COMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE WOLFTRAP FARM PARK LOCATED AT 1551 TRAP ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SE-01-S-046 - SANG OH & CO., INC., DBA VIRGINIA GOLF CENTER & ACADEMY
2. 2232-V01-36 - DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
3. FDP-2001-MV-025-2 - FAIRFAX COUNTY SCHOOL BOARD
4. FDPA-2001-MV-025 - PULTE HOME CORPORATION
5. SE-01-D-050 - THOMAS A. & ANNE C. DIBENEDETTO
6. 2232-D01-32 - VERIZON VIRGINIA, INC  
SEA-85-D-084 - VERIZON VIRGINIA, INC.

This order was accepted without objection.

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The following case was in the Springfield District. Therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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SE-01-S-046 - SANG OH & COMPANY, INC., DBA VIRGINIA GOLF CENTER AND ACADEMY - Appl. under Sect. 3-C04 of the Zoning Ord. to permit a golf driving range and golf course on property located at 5801 Clifton Rd. on approx. 55.50 ac. zoned R-C & WS. Tax Map 66-1((1))13B. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mr. Mark Baker, agent for the applicant, reaffirmed the affidavit dated October 6, 2001. There were no disclosures by Commission members.

Commissioner Murphy asked that Vice Chairman Byers ascertain whether or not there were any speakers present for this application. Vice Chairman Byers called for speakers from the audience, but received no response. Commissioner Murphy requested that presentations by the staff and applicant be waived and the public hearing closed. No objections were expressed, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-01-S-046, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 19, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE REQUEST FOR MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ON ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Moon not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Chairman Murphy resumed the Chair.

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2232-V01-36 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL SERVICES - Appl. under provisions of Sects.  
15.2-2204 & 15.2-2232 of the *Code of Virginia* for a 1,700 sq. ft. addition to  
the existing Refuse Collection Facility that will be used primarily for formal  
meetings & to conduct mandatory & optional training for existing staff,  
located at 6901 Allen Park Road, Lorton, VA. Tax Map 99-2-((15))-1. MT.  
VERNON DISTRICT. PUBLIC HEARING.

Mr. John Howard, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Planning Commission find the application to be substantially in accord with the Comprehensive Plan.

Mr. Carey Needham, Department of Public Works and Environmental Services (DPWES), said the requested addition to the existing Division of Solid Waste Collection and Recycling Division Facility would provide space for a meeting and training room to serve the approximately 125 employees who currently worked at the facility. He explained that at the present time meetings and training sessions had to be held either in an undersized employee break room, the vehicle garage area, or at an off-site facility. He noted that the proposed addition would serve only staff currently assigned to the facility, that staff levels and the scope of operations would not be expanded, and the addition would result in a reduction in traffic on nearby streets including Cinderbed Road and Newington Road. He said sound studies conducted by a DPWES consultant concluded that all County facilities located on Cinderbed Road conformed with the Fairfax County Noise Ordinance. He pointed out that there would be no net increase in impervious area on the site and no additional parking spaces or additional lighting would be installed. He noted that representatives of DPWES had met with surrounding communities and the application had the support of the Mount Vernon District Land Use Committee. He concluded by saying the proposed addition would have minimal site impacts and met the criteria of location, character and extent and as specified in the *Code of Virginia*.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND 2232-V01-36, PROPOSED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Kelso and Hall seconded the motion which carried by a vote of 9-0-1 with Commissioner Moon abstaining; Commissioners Koch and Wilson absent from the meeting.

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FDP-2001-MV-025-2 - FAIRFAX COUNTY SCHOOL BOARD - Appl. to approve the second final development plan for RZ-2001-MV-025 to permit a public elementary school on property located E. of Silverbrook Rd., approx. 5,200 ft. N. of its intersection w/Plaskett La. on approx. 18.50 ac. zoned PDH-4. Tax Map 106-4((1)) 54 pt. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Inda Stagg, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated November 13, 2001. Commissioner Smyth recused herself from this hearing because she was employed part-time by the Fairfax County School Board.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to a question from Commissioner Byers, Mr. Braham said that Development Condition Number 7 had been added, at the request of the community, to allow for the interim use of Land Bay B as ballfields.

Ms. Stagg said the proposed school would be an asset to the citizens of the Laurel Hill area. She noted that access to the property would be from the spine road, not from Silverbrook Road. She explained that after the site had been graded, it would be seeded to stabilize the soil, and although the fields might not be pristine, they would be usable.

Chairman Murphy called for speakers from the audience.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, on behalf of the South County Schools Alliance and the South Run Coalition, expressed support for the application.

In response to a question from Commissioner Byers, Mr. Braham said staff recommended that a rail fence or trees delineate school property from the trail along Laurel Hill Greenway. Ms. Stagg said a fence, additional landscaping or signage was not prohibited by conditions or proffers if necessary.

There were no further speakers. Chairman Murphy noted that no rebuttal was necessary. The Commission had no further comments or questions and staff had no closing comments, therefore,

Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MV-025-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 7, 2002 CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE ADDITION OF NEW CONDITION NUMBER 7, WHICH I WILL READ: "BALLFIELDS MAY BE CONSTRUCTED WITHIN LAND BAY B AS AN INTERIM USE. THE FIELDS SHALL NOT BE LIGHTED, HOWEVER, THIS RESTRICTION SHALL NOT PRECLUDE SECURITY LIGHTING. THE BUILDING AREA SHOWN ON THE FDP SHALL NOT BE USED FOR BALLFIELDS AND ANY PARKING ASSOCIATED WITH THE INTERIM USE SHALL BE LOCATED ONLY WITHIN THE AREA IDENTIFIED AS PARKING ON THE FDP. A SIGN SHALL BE POSTED THAT IDENTIFIES THE PROPERTY AS A FUTURE ELEMENTARY SCHOOL SITE AND THAT THE BALLFIELDS ARE A TEMPORARY USE."

Commissioners Alcorn and Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION MODIFY THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE NORTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE FDP.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION WAIVE THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Smyth not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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FDPA-2001-MV-025 - PULTE HOME CORPORATION - Appl. to amend the final development plan for a portion of RZ-2001-MV-025 to permit residential development on property located on the E. side of Silverbrook Rd., approx. 4,600 ft. N. of its intersection w/Plaskett La. on approx. 57.73 ac. zoned PDH-4. Tax Map 106-4((1))54 pt. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Inda Stagg, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated February 28, 2002. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Stagg said at the request of Commissioner Byers, the Final Development Plan was revised as outlined in the staff report addendum dated March 20, 2002. She said the revisions specifically defined building areas on the single family attached and detached lots within Land Bay E only, and did not apply to other land bays in Laurel Hill. She said the applicant agreed with the revised conditions with the exception of Condition Number 2. She said the grades of the proposed townhouses and the spine road were not compatible and this condition would necessitate a major redesign of the townhome portion of the development. She requested that it be deleted and said this position was supported by the Fairfax County Department of Transportation and staff.

Mr. Neal McBride, 8105 Winter Blue Court, Springfield, on behalf of the South County Schools Alliance and the South Run Coalition, expressed support for the application.

There were no further speakers.

Mr. Braham noted that after discussions with the Department of Transportation with regard to Development Condition Number 2, staff had agreed it could be deleted.

The Commission had no comments or questions and staff had no further closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-2001-MV-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 20, 2002 AND CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT, WITH CONDITION NUMBER 2 DELETED AND THE FOLLOWING CONDITIONS RENUMBERED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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SE-01-D-050 - THOMAS A. & ANNE C. DIBENEDETTO - Appl. under Sects. 3-304, 9-501 & 9-622 of the Zoning Ord. to permit office uses in a residential district & modifications/waivers in a Commercial Revitalization

District on property located at 6913 Old Dominion Dr. on approx. 11,108 sq. ft. of land zoned R-3, SC, HC & CRD. Tax Map 30-2((7))(11)6-8.  
DRANESVILLE DISTRICT. PUBLIC HEARING.

Marc Bergoffen, Esquire, with Hunzeker, Lyon, and Leggett, PC, reaffirmed the affidavit dated October 17, 2001. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of the Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Bergoffen stated that the previously approved special exception application had expired because the applicant had inadvertently failed to obtain a non-residential use permit as required by the conditions. He noted that no changes were being requested and that the real estate office use was in conformance with the Comprehensive Plan. He explained that there would be no modifications to the existing structure and no increase in the intensity of the use. He respectfully requested a favorable recommendation.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this application. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-01-D-050, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 21, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD BE MODIFIED ALONG THE SOUTHERN, EASTERN AND WESTERN BOUNDARIES, AND THAT THE BARRIER BE MODIFIED ALONG THE SOUTHERN AND EASTERN BOUNDARIES, AND WAIVED ALONG THE WESTERN BOUNDARY, IN FAVOR OF THE PROPOSED DEVELOPMENT CONDITIONS PURSUANT TO THE PROVISIONS OF SECTION 13-304.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE REQUIREMENT BE WAIVED FOR THE CONTINUATION OF THE EXISTING USE ONLY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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2232-D01-32 - VERIZON VIRGINIA, INC. - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit bldg. additions on property located at 755 Walker Rd. on approx. 40,406 sq. ft. of land zoned R-1. Tax Map 13-1((1))26. (Concurrent w/SEA-85-D-084.) DRANESVILLE DISTRICT.

SEA-85-D-084 - VERIZON VIRGINIA, INC. - Appl. under Sect. 9-101 of the Zoning Ord. to amend SE-85-D-084 previously approved for a telecommunication facility to permit bldg. additions on property located at 755 Walker Rd. on approx. 40,406 sq. ft. of land zoned R-1. Tax Map 13-1((1))26. (Concurrent w/2232-D01-32.) DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

Ms. Sherry Hoy, with McGuire Woods LLP, reaffirmed the affidavit dated February 12, 2002. There were no disclosures by Commission members.

Mr. Francis Burnsynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find that 2232-D01-32 to be substantially in accord with the Comprehensive Plan and recommended approval of SEA-85-D-084.

Ms. Hoy stated that Verizon was requesting an expansion to their switching station facility, constructed in 1968, due to area growth, an increase in demand for multiple phone lines and Federal Communications Commission regulations which required Verizon to provide space for co-locators. She explained that although the subject property was zoned residential, it was surrounded by commercial and community uses. She noted that the applicant had met with the Great Falls Planning and Zoning Committee on several occasions and as a result of their concerns and suggestions, several changes had been made. She said these changes included additional landscaping to the property frontage, preservation of two oak trees in the rear of the property, the replacement of a chain link fence with a six foot board-on-board fence separating the application property from the adjacent swim and tennis club, and the replacement of an existing concrete walk along Walker Road with an asphalt trail. She said the applicant had received a letter of support from the Great Falls Planning and Zoning Committee. In conclusion, she said the facility was located in an excellent area to serve the community and it would have little impact on existing development. She requested a favorable recommendation.

Mr. Ted Britt, with Tri-Tec engineering responded to questions from Commissioner Smyth about the preservation of one of the oak trees on the site.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED UNDER 2232-D01-32 DOES SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-85-D-084, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 19, 2002.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY BOUNDARY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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CLOSING

March 21, 2002

The meeting was adjourned at 9:25 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: September 10, 2003

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission